

CORRECTED

MINUTES OF THE REGULAR MEETING OF THE FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY

May 4, 2006

On May 4, 2006, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in the FCRHA Board Room, One University Plaza, 4500 University Drive, Fairfax, Virginia.

PRESENTATION

Steven A. Solomon, HCD Director of Financial Management, opened with the presentation on the HCD FY 2007 Operating and Capital Budgets at 6:45 p.m. Mr. Solomon also provided a status report of the agency's efforts to convert its public housing program to project-based budgeting. After the presentation, Mr. Solomon and HCD Director Paula Sampson responded to questions from the Commissioners.

CALL TO ORDER

The FCRHA Chair Conrad Egan called the meeting of the FCRHA to order at 7:10 p.m. FCRHA Commissioners present or absent for a portion or all of the meeting were as follows:

PRESENT

Conrad Egan
Ronald Christian
Martin Dunn
Willard Jasper
John Kershenstein
H. Charlen Kyle
Elisabeth Lardner
John Litzenberger
Al McAloon
Lee A Rau

ABSENT

Joan Sellers

Also present at the meeting were the following staff of the Department of Housing and Community Development (HCD): Paula C. Sampson, Director; Mary A. Stevens, Deputy Director; Harry Swanson, Deputy Director for Real Estate and Revitalization; Patricia Schlener, Director of Administration; Benjamin Boxer, Public Information Officer; HCD Office of Public Affairs; Curtis Hall, Director, Information Systems and Services; John Payne, Director, Real Estate and Revitalization Division (R&R); Elisa Johnson, Grants Coordinator, R&R; Cynthia Ianni, Director, Design, Development and Construction Division (DD&C); Steve Solomon, Director, Financial Management Division (FMD); Aseem Nigam, Director, Real Estate Finance and Grants Management Division (REFGM); Audrey Spencer-Horsley, Associate Director, REFGM; Louise Milder, Associate Director, REFGM; Molly Norris, Housing Community Developer IV, REFGM; Tom Devaney, Housing Community Developer IV, R&R; Rex Peters, Senior Housing Community Developer, R&R;

Derrick Dubard, Real Estate Finance Officer, REFGM; Douglas B. Lynott, Senior Program Manager, REFGM; Michael Pearman, Management Analyst, REFGM; Barbara Silberzahn, Chief, Homeownership and Relocation Services; James Speight, Director, Property Improvement and Maintenance Division; Russ Boothby, Comprehensive Grants Program Manager; and Winifred A. Clement, FCRHA Assistant. Other Fairfax County staff in attendance: David Bobzien, County Attorney; Alan Weiss and David Stroh, Assistant County Attorneys and FCRHA Counsel.

PUBLIC HEARING

PURCHASE OF UP TO TWENTY-SEVEN AFFORDABLE DWELLING UNITS (ADUS) AT LEGATO CORNERS (FAIRCHASE)

The Chairman opened the public hearing at 7:11 p.m. With no one signed up, and no one in the audience wishing to speak, the Chair closed the public hearing at 7:12 p.m.

CITIZEN TIME

The FCRHA Chair opened Citizen Time at 7:12 p.m. Jeannie Cummins, President for Coalition for Housing Opportunities in the Community for Everyone, Inc. (CHOICE), and other members of her organizations, including Tracee Gainer, J. Neel Ellis, and Fatima Miller, testified before the FCRHA on some of the unique challenges to obtaining affordable housing in Fairfax County. They also discussed accessibility issues being faced by people with disabilities. Ms. Gainer recommended that a registry of accessible units be created and linked to those who have the most need for accessible units. Mr. Neel Ellis talked about the need and requested that the County ensure that what is being offered as accessible units really meets the Fair Housing guidelines.

The CHOICE group requested that the FCRHA include accessibility as a criterion for getting funds through the Penny for Housing program. Commissioner McAloon informed the group that he will be working with HCD staff to introduce a resolution to encourage accessibility in affordable housing at the next FCRHA meeting. Commissioners Egan, Christian and McAloon thanked CHOICE for testifying before the FCRHA and for the work they do in the community. The Chair thanked Commissioners Christian, McAloon, and Sellers for the leadership they have shown and announced that Commissioner Christian will take the lead in working with staff on recommendations made by CHOICE. With no one else in the audience wishing to speak, the Chair closed Citizen Time at 7:45 p.m.

APPROVAL OF MINUTES

FCRHA Special Meeting - March 8, 2006

FCRHA Regular Meeting - March 16, 2006

A motion was made by Commissioner Jasper, seconded by Commissioner Kershenstein, that the FCRHA approve, jointly, the Minutes of the March 8, 2006 Special Meeting and March 16, 2006 Regular Minutes. A vote was taken, and the motion carried unanimously.

ACTION ITEMS

1. RESOLUTION NUMBER 35-06

AUTHORIZATION TO: 1) PURCHASE UP TO TWENTY-SEVEN AFFORDABLE DWELLING UNITS AT THE FAIRFIELD AT FAIRCHASE DEVELOPMENT, 2) WAIVE THE CURRENT ADU POLICY WHICH LIMITS THE NUMBER OF UNITS ACQUIRED TO TWENTY-FIVE IN ONE YEAR AND TEN UNITS IN ANY ONE DEVELOPMENT, 3) APPLY FOR A LOAN FROM A PRIVATE LENDER FOR A PORTION OF THE FINANCING OF THE ACQUISITION, SUBJECT TO APPROVAL OF A FINANCING PLAN BY THE BOARD OF SUPERVISORS, 4) REALLOCATE AND DISBURSE, SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS, FUNDS FROM HOUSING TRUST FUND AND THE PENNY FOR AFFORDABLE HOUSING FUND FOR A PORTION OF THE FINANCING FOR THIRTEEN UNITS AT LEGATO CORNER CONDOMINIUMS, AND 5) EXPEND UP TO \$115,023 IN FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY REVOLVING DEVELOPMENT FUND AS A PORTION OF THE INTERIM FINANCING FOR THE PROPOSED ACQUISITIONS OF THIRTEEN UNITS AT LEGATO CORNER CONDOMINIUMS (SPRINGFIELD DISTRICT)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the purchase of up to 27 affordable dwelling units (the ADU Units) in the Fairfield at Fairchase development, of which 13 ADUs shall be located in Phase I of the development known as Legato Corner Condominiums and 14 ADUs in Phase II that will be known as the Bristol at Fairchase, and

BE IT FURTHER RESOLVED that the FCRHA authorizes Paula C. Sampson to act as its authorized negotiator for the purchase of the ADU Units, and further authorizes its Chairman, Vice Chairman or any Assistant Secretary to execute all documents and agreements necessary or appropriate in connection with the purchase of the ADU Units; and

BE IT FURTHER RESOLVED that the FCRHA approves the financing plan as described in the item presented to the FCRHA at its meeting on May 4, 2006; for the purchase of up to 13 ADU Units at Legato Corner Condominiums; and

BE IT FURTHER RESOLVED that the FCRHA authorizes Paula C. Sampson to act as its authorized negotiator for the obtaining of a loan for a portion of the permanent financing of the Legato Corner Condominiums ADU units, and further authorizes its Chairman, Vice Chairman or any Assistant Secretary to execute all

documents and agreements necessary or appropriate in connection with the loan as described in the item noted above on behalf of the FCRHA from a private lender; and

BE IT FURTHER RESOLVED that the FCRHA hereby authorizes, subject to the approval of the Board of Supervisors, up to \$195,000 to be drawn down from Fund 144, Housing Trust Fund and \$961,525 from Fund 319, The Penny for Affordable Housing Fund, for a portion of the acquisition cost of 13 units at Legato Corner Condominiums; and

BE IT FURTHER RESOLVED that the FCRHA hereby authorizes up to \$115,023 to be drawn down from Fund 946, FCRHA Revolving Development Fund, as a portion of the interim financing to purchase the ADU units at Legato Corner Condominiums to be repaid at the time permanent financing is arranged; and

BE IT FURTHER RESOLVED that the FCRHA hereby waives its ADU policy that limits the number of ADUs purchased by the FCRHA per year to 25 and the number of ADUs in any one development to 10, to allow the purchase of 27 ADUs in the Fairfield at Fairchase development, of which 13 ADUs shall be located in Phase I of the development known as Legato Corner Condominiums and 14 ADUs in Phase II that will be known as the Bristol at Fairchase; and

BE IT FURTHER RESOLVED that the FCRHA hereby makes available the ADUs that are hereby authorized for purchase for occupancy by employees of Fairfax County Schools, Fairfax County Government and critical occupations as defined by the Board of Supervisors.

A motion was made by Commissioner Kershenstein, seconded by Commissioner Dunn, that the FCRHA adopt Resolution Number 35-06. A brief presentation was given by Derek Dubard. Cynthia Ianni, Director, Design, Development and Construction Division, noted that the closing on the units is expected by June 30 or shortly thereafter. After the presentation, Mr. Dubard responded to questions from the Commissioners. Commissioner Kershenstein commended staff for their work with the project and urged the other Commissioners to approve this resolution.

A vote was taken after discussion, and the motion carried unanimously.

2. RESOLUTION NUMBER 36-06

ADOPTION OF THE FY 2007 SECTION 8 HOUSING ASSISTANCE PROGRAM OPERATING BUDGET FOR ANNUAL CONTRIBUTIONS CONTRACT P-2515 FOR THE PERIOD JULY 1, 2006 THROUGH JUNE 30, 2007

BE IT RESOLVED, that the Fairfax County Redevelopment and Housing Authority (FCRHA) approves the FY 2007 budget for Annual Contributions Contract (ACC)

P-2515 for the period July 1, 2006 through June 30, 2007 totaling 228 units located at Strawbridge Square (127 units) and Island Walk (101 units), which is necessary for the operation of the FY 2007 Section 8 Housing Assistance Program, and authorizes submission of the budget to the U.S. Department of Housing and Urban Development.

A motion was made by Commissioner Dunn, seconded by Commissioner Jasper, that the FCRHA adopt Resolution Number 36-06. A vote was taken, and the motion carried unanimously.

3. RESOLUTION NUMBER 37-06

AUTHORIZATION TO SUBMIT PROPOSED GRANT APPLICATIONS UNDER THE
FISCAL YEAR 2006 U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT'S SUPER NOTICE OF FUNDING AVAILABILITY

NOW, THEREFORE, BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority authorizes the Department of Housing and Community Development to submit the following applications for grant funding to the U.S. Department of Housing and Urban Development as described in the Action item approved by the FCRHA on May 4, 2006:

- Housing Choice Voucher Family Self-Sufficiency Coordinator (\$65,000)
- Public Housing Program Family Self-Sufficiency Coordinator (\$65,000)
- Public Housing Neighborhood Networks (\$150,000)
- Resident Opportunity and Self-Sufficiency—Elderly/Persons with Disabilities (\$240,000)
- Resident Opportunity and Self-Sufficiency Family and Homeownership (\$250,000)

A motion was made by Commissioner Jasper, seconded by Commissioner McAloon, that the FCRHA adopt Resolution Number 37-06. A vote was taken, and the motion carried unanimously.

4. RESOLUTION NUMBER 38-06

AUTHORIZATION TO EXECUTE A CONTRACT AMENDMENT WITH
FALLS CHURCH CONSTRUCTION CORPORATION FOR THE
COMPLETION OF THE SOUTHGATE NEIGHBORHOOD COMMUNITY CENTER AND
TO DRAW AGAINST THE LINE OF CREDIT WITH THE BANK OF AMERICA,
SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS
(HUNTER MILL DISTRICT)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA):

1. Authorizes draws as directed by the Chairman, Vice Chairman, or by any Assistant Secretary of an amount up to \$3,846,938 from its tax-exempt line of credit with the Bank of America of which \$3,791,938 will be used for the construction of the Southgate Community Center and an estimated \$55,000 will be drawn down to pay interest on the line of credit, subject to the approval of the Board of Supervisors; and

2. Approves the execution of a contract amendment in an amount not to exceed \$291,348, which includes the \$264,862 plus a 10% contingency, above the previously approved contract amount of \$3,379,000 for an amended contract amount not to exceed \$3,670,348 with Falls Church Construction Corporation, subject to the approval of the Board of Supervisors; and

3. Authorizes the Chairman, Vice Chairman, or any Assistant Secretary on behalf of the FCRHA to execute and deliver all necessary or appropriate documents relating to the execution of the contract amendment for the Southgate Community Center project with Falls Church Construction Corporation.

A motion was made by Commissioner Rau, seconded by Commissioner Dunn, that the FCRHA adopt Resolution Number 38-06. A vote was taken, and the motion carried unanimously.

5. RESOLUTION NUMBER 39-06

AUTHORIZATION, SUBJECT TO APPROVAL BY THE BOARD OF SUPERVISORS,
TO ENTER INTO A CONTRACT WITH THE BC CONSULTANTS, INC. FOR THE
PROVISION OF ARCHITECTURAL AND ENGINEERING SERVICES TO CONDUCT
ANALYSIS AND EVALUATION OF COUNTY-OWNED PARCELS OF LAND TO
DETERMINE THEIR POTENTIAL FOR THE DEVELOPMENT OF
AFFORDABLE HOUSING

WHEREAS, the Fairfax County Redevelopment and Housing Authority (FCRHA) issued a Request for Qualifications to identify a qualified firm to provide architectural and engineering services related to analyzing and evaluating County-owned parcels of land for the development of affordable housing;

WHEREAS, a Selection Advisory Committee selected The BC Consultants, Inc. after review of the qualifications of potential contractors; and

WHEREAS, funding is available in Fund 319, The Penny for Affordable Housing Fund;

NOW THEREFORE BE IT RESOLVED, that the FCRHA hereby authorizes Assistant Secretary Paula C. Sampson to negotiate the contract and authorizes any of its Chairman, Vice Chairman, or Assistant Secretaries to enter into the negotiated contract with The BC Consultants, Inc. in the amount of up to \$200,000, with the final contract amount dependent of the number of parcels analyzed, to provide the services described in the Action Item presented to the FCRHA at its May 4, 2006 meeting, subject to the Board of Supervisors' approval.

A motion was made by Commissioner Dunn seconded by Commissioner Jasper, that the FCRHA adopt Resolution Number 39-06. A presentation was made by Rex Peters, assisted by HCD Director Paula Sampson. Commissioner Kershenstein requested that the FCRHA Commissioners and the Planning Commissioners are kept abreast of the progress of this project. After discussion, Mr. Peters responded to questions from the Commissioners. A vote was taken, and the motion carried unanimously.

6. RESOLUTION NUMBER 40-06

APPROVAL TO ESTABLISH AND IMPLEMENT A FAIRFAX COUNTY
HOMEBUYER ASSISTANCE PROGRAM AND TO REALLOCATE FUNDS
WITHIN FUND 145, HOME INVESTMENT PARTNERSHIPS GRANT, SUBJECT TO
BOARD OF SUPERVISORS' APPROVAL

WHEREAS, Fairfax County has been allocated HOME Investment Partnerships Program (HOME) and American Dream Downpayment Initiative (ADDI) funds by the U. S. Department of Housing and Urban Development (HUD);

WHEREAS, these funds will be used to assist first-time homebuyers to purchase homes by providing downpayment/closing cost and gap financing subsidies;

NOW BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the Department of Housing and Community Development to implement the HOME Homebuyer Assistance Program as outlined to the FCRHA at its May 4, 2006 meeting.

A motion was made by Commissioner Jasper, seconded by Commissioner Christian, that the FCRHA adopt Resolution Number 40-06. A brief presentation was given by Doug Lynott, Housing Community Developer IV, aided by Barbara Silberzahn, Chief, HCD Homeownership Program. Mr. Lynott and Ms. Silberzahn noted that that some changes were made to the item after it was presented to the HOMS Committee and that the program for which they are requesting approval is a demonstration program to ensure its feasibility. The presenters stressed that funding must be committed by August 2006 in order for HCD to take advantage of the funding. After the presentation, both Mr. Lynott,

Ms. Silberzahn, and FCRHA Counsel David Stroh, responded to questions from the Commissioners, such as securing the funding and rights of the FCRHA and the County.

After further discussion, a motion was made by Commissioner Litzenberger, seconded by Commissioner Dunn, to amend the Resolution as follows:

RESOLUTION NUMBER 40-06, as amended

APPROVAL TO ESTABLISH AND IMPLEMENT A FAIRFAX COUNTY
HOMEBUYER ASSISTANCE PROGRAM AND TO REALLOCATE FUNDS
WITHIN FUND 145, HOME INVESTMENT PARTNERSHIPS GRANT, SUBJECT TO
BOARD OF SUPERVISORS' APPROVAL

WHEREAS, Fairfax County has been allocated HOME Investment Partnerships Program (HOME) and American Dream Downpayment Initiative (ADDI) funds by the U. S. Department of Housing and Urban Development (HUD);

WHEREAS, these funds will be used to assist first-time homebuyers to purchase homes by providing downpayment/closing cost and gap financing subsidies;

WHEREAS, the program would provide that equity resulting from appreciation of the property would, at the time of the sale during the 30-year affordability period, be a fixed percentage based on the investment level of each party;

NOW BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the Department of Housing and Community Development to implement the HOME Homebuyer Assistance Program as outlined to the FCRHA at its May 4, 2006 meeting.

The amendment was accepted by the maker and seconder. A vote was taken after discussion as follows:

AYE

Conrad Egan
Ronald Christian
Martin Dunn
Willard Jasper
Charlen Kyle
Elizabeth Lardner
John Litzenberger
Albert McAloon
Lee Rau

NAY

John Kershenstein

ABSTAIN

The motion carried, with Commissioner Kershenstein voting nay.

ADMINISTRATIVE ITEMS

1. RESOLUTION NUMBER 41-06

AUTHORIZATION TO EXECUTE AN INDEMNITY AGREEMENT IN CONNECTION WITH A GRANT OF DEED OF SEWER, PUBLIC ACCESS, AND TEMPORARY CONSTRUCTION AND GRADING EASEMENT TO THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, ITS SUCCESSORS AND ASSIGNS, ON CERTAIN PROPERTY OWNED BY THE FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY, LOCATED IN BURKE CENTRE (BRADDOCK DISTRICT)

WHEREAS, the Fairfax County Redevelopment and Housing Authority (hereinafter called the "Authority") is the owner in fee simple of certain Land in Fairfax County (the "Land") located in Fairfax County, Virginia, Tax Map Number: 077-2-01-0044-A, such Land being more particularly described as:

Burke Centre, Section Twenty-Four, as the same is duly dedicated and platted and recorded in Deed Book 5439 at Page 315 among the land records of Fairfax County, Virginia.

WHEREAS, the Land is subject to an Agreement of Lease (the "Lease") with Burke II – Oxford Associates (the "Lessee") for the construction and operation of affordable housing; and

WHEREAS, accessible townhouse units will be constructed on an adjacent parcel to the Land by Fairfax Development Corporation (the "Developer"); and

WHEREAS, the Authority has been requested to grant certain easements in connection with the construction and operation of the townhouse units; and

WHEREAS, the Lease requires the consent of the Lessee and Virginia Housing Development Authority (the "Mortgagee") prior to any further encumbrance of the Land; and

WHEREAS, the Authority adopted Resolution Number 49-05 authorizing, subject to approvals required under the lease of the property, the execution of a Deed of Sewer, Public Access, and Temporary Construction and Grading Easement; and

WHEREAS, the Developer desires to a) indemnify and hold harmless the FCRHA from and against all claims, damages, losses, costs and expenses arising out of the standard county form Deed of Easement's stated obligations of the Authority, as owner, to repair and maintain improvements in the Public Access portion of the Deed of Easement and b) to assume and perform all of those obligations, all as set forth in an Indemnity Agreement which will be recorded in the Fairfax County land records for the benefit of the FCRHA.

NOW THEREFORE BE IT RESOLVED that the Authority hereby authorizes its Chairman, Vice Chairman, or any Assistant Secretary to execute the Indemnity Agreement substantially in the form presented to the Authority at its May 4, 2006 meeting.

Commissioner Christian recused himself from voting on this resolution, since he is affiliated with an organization that owns the property.

A motion was made by Commissioner Christian, seconded by Commissioner Rau, that the FCRHA adopt Resolution Number 41-06. A vote was taken, and the motion carried, with Commissioner Christian abstaining.

CONSIDERATION ITEM

Observance of the 40th Anniversary of the Fairfax County Redevelopment and Housing Authority – *(Paula Sampson)*

HCD Director Paula Sampson gave a brief presentation on a proposed plan for the RHA 40th anniversary observance. The proposed plan includes:

- An Anniversary Dinner in October 2006
- FCRHA Outreach to Community/County Partners
- \$5,000 Scholarship Award for an FCRHA Resident
- A New FCRHA Logo
- Web Versions of the 40th Anniversary Report
- A Channel 16 Video
- A Booth at Celebrate Fairfax Festival (June 9-11, 2006)
- Staff Picnic
- Staff Recognition Award Program
- Fellowship Program for New Architects and Housing Policy Graduates – up to Three Fellows for One-two Years (based on funding)
- A video on the FCRHA for Channel 16;
- Continuous Learning Program (November 2006 – July 2007)
- HCD Extern Program (September 2006 – July 2007)

Ms. Sampson noted that, if approved, staff will come back with more information on cost and sources of funding for further approval by the FCRHA.

A motion was made by Commissioner McAloon, seconded by Commissioner Litzenberger that the FCRHA adopt the general concepts proposed in Ms. Sampson's presentation, subject to further exploration by staff. A vote was taken, and the motion passed by unanimous consent.

As discussed, a calendar will be developed by HCD staff to give Commissioners advanced notice for any events that would involve the Commissioners.

INFORMATION ITEMS:

1. Fairfax County Redevelopment and Housing Authority Meeting Summary – March 16, 2006
2. Contracts of \$50,000 or Less
3. Minutes of the Housing Ownership, Management, and Security Committee Meeting– April 25, 2006
4. Minutes of the Revitalization and Redevelopment Committee Meeting – April 25, 2006
5. Summary of the Meeting of Representatives of the Fairfax County Redevelopment and Housing Authority and the Redevelopment and Housing Committee of the Planning Commission – March 15, 2006
6. Summary of the Special Meeting of Representatives of Local Revitalization Organizations, Members of the Planning Commission, and the Fairfax County Economic Development Authority – April 6, 2006
7. Affordable Dwelling Unit (ADU) Tracking Report
8. Final Report on Efforts to Assist Hurricane Katrina Evacuees – *brief presentation by Michael Wever and brief discussion*
9. Summary of the Board of Supervisors Housing Committee Meeting – March 20, 2006
10. Fairfax County Redevelopment and Housing Authority Calendar of Meetings – June and July, 2006

CLOSED SESSION

A motion was made by Commissioner Dunn, seconded by Commissioner McAloon, that the Fairfax County Redevelopment and Housing Authority ("FCRHA") go into Closed Session for (a) discussion and consideration, pursuant to Virginia Code Section 2.2-3711(A)(3), of the acquisition of real property for a public purpose where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the FCRHA; (b) for consultation with Legal Counsel and briefing by staff members pursuant to VA Code Section 2.2-3711(A)(7), pertaining to probable litigation and specific legal matters requiring the provision of legal advice by such Counsel where such consultation in an open meeting would adversely affect the bargaining position or negotiating posture of the FCRHA.

A vote was taken, and the FCRHA went into Closed Session at 9:08 p.m.

OPEN MEETING RESUMED

A motion was made by Commissioner Dunn, seconded by Commissioner McAloon, that the members of the Fairfax County Redevelopment and Housing Authority certify that to the best of their knowledge only public business matters lawfully exempted from the open meeting requirements prescribed by the Virginia Freedom of Information Act and only matters identified in the motion to convene Closed Session were heard, discussed or considered by the Fairfax County Redevelopment and Housing Authority during Closed Session.

A vote was taken by roll call as follows:

AYE

Conrad Egan
Ronald Christian
Martin Dunn
Willard Jasper
John Kershenstein
Charlen Kyle
Elizabeth Lardner
John Litzenberger
Albert McAloon
Lee Rau

NAY

ABSTAIN

The motion carried and open meeting resumed at 10:55 p.m.

ACTION ITEMS Cont'd

7.

RESOLUTION NUMBER 42-06

AUTHORIZATION FOR THE COUNTY ATTORNEY TO TAKE ACTION WITH
RESPECT TO SELLERS AND PURCHASERS IN VIOLATION OF
MODERATE INCOME DIRECT SALES (MIDS) PROGRAM REQUIREMENTS,
AS DISCUSSED IN CLOSED SESSION

A motion was made by Commissioner Jasper, seconded by Commissioner Litzenberger, that the Fairfax County Redevelopment and Housing Authority authorize the County Attorney to correspond with sellers and purchasers of MIDS properties that have been sold in violation of the MIDS program requirements in order to schedule meetings for the purpose of achieving an equitable resolution of the matter, as discussed in closed session.

A vote was taken after discussion, and the motion carried unanimously.

8. RESOLUTION NUMBER 43-06

AUTHORIZATION OF THE FINANCING TERMS AND CONDITIONS OF
THE JANNA LEE VILLAGE PROPERTY BY THE FCRHA, SUBJECT
TO THE APPROVAL OF THE BOARD OF SUPERVISORS,
AS DISCUSSED IN CLOSED SESSION

Be it resolved that the Fairfax County Redevelopment and Housing Authority, subject to approval by the Board of Supervisors, hereby authorizes the financing terms and conditions, as described in Closed Session by the FCRHA at its meeting on may 4, 2006 regarding the Janna Lee Village property.

A motion was made by Commissioner McAloon, seconded by Commissioner Rau, that the Fairfax County Redevelopment and Housing Authority, subject to approval by the Board of Supervisors, hereby authorizes the financing terms and conditions, as described in Closed Session to the FCRHA at its meeting on May 4, 2006, in relation to the Janna Lee project.

A vote was taken by roll call as follows:

AYE

Conrad Egan
Ronald Christian
Martin Dunn
Willard Jasper
Charlen Kyle
Elizabeth Lardner
John Litzenberger
Albert McAloon
Lee Rau

NAY

John Kershenstein

ABSTAIN

The motion carried, with Commissioner Kershenstein voting nay.

9. RESOLUTION NUMBER 44-06

AUTHORIZATION BY THE FAIRFAX COUNTY REDEVELOPMENT AND HOUSING
AUTHORITY OF THE PURCHASE OF THE NOTE SECURED BY THE DEED OF
TRUST FOR THE PROPERTY LOCATED AT 6133 LESTER DORSEN LOOP IN THE
FOUNDERS' RIDGE DEVELOPMENT IN ALEXANDRIA, VIRGINIA, FOR THE AMOUNT
OF THE CURRENT OUTSTANDING PRINCIPAL BALANCE THEREOF PLUS
ACCRUED INTEREST AND PENALTIES HEREUNDER, NOT TO EXCEED \$6,000,
AS DISCUSSED IN CLOSED SESSION

WHEREAS Cheryl D. Mack ("Mack") is the owner of a residence in the Fairfax County Redevelopment and Housing Authority First Time Homebuyers Program located at 6133 Lester Dorsen Loop (the "Residence"), in the Founders Ridge Development in Alexandria, Virginia.

WHEREAS Mack is the maker of a note (Note) in the original principal amount of \$4,640.04 payable to the Kingstowne Residence Owners Association for past due homeowners fees on the Residence, which Note is secured with a deed of trust recorded against the Residence ("Deed of Trust").

WHEREAS the Fairfax County Redevelopment and Housing Authority ("FCRHA") desires to purchase the Note for the amount of the current outstanding balance thereof plus accrued interest and penalties.

NOW, THEREFORE, BE IT RESOLVED that the that the Fairfax County Redevelopment and Housing Authority authorize purchase of the Note secured by the Deed of Trust for the amount of the current outstanding principal balance thereof plus accrued interest and penalties hereunder, not to exceed \$6,000.00.

A motion was made by Commissioner McAloon, seconded by Commissioner Jasper, that the FCRHA adopt Resolution Number 44-06. A vote was taken, and the motion carried unanimously.

BOARD MATTERS – See Attachment #1

ADJOURNMENT

A motion was made by Commissioner Christian, seconded by Commissioner Rau, to adjourn the meeting at 11:04 p.m. A vote was taken, and the motion carried unanimously.

(Seal)

Conrad Egan, Chair

Paula C. Sampson, Assistant Secretary